

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
FEBRUARY 16, 2006

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, FEBRUARY 16, 2006**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of January 19, 2006, and February 2, 2006 meeting minutes.
2. Case No.: DR2005-32
Request: Proposed Amendments to the Unified Zoning Code Pertaining to Manufactured Home Parks and Setting a Public Hearing for March 16, 2006
Presenting Planner: Scott Knebel

❖ SUBDIVISION ITEMS

Items 3-1 to Items 3-3 may be taken in one motion unless there are questions or comments.

3. Consideration of Subdivision Committee recommendations from the meeting of February 9, 2006. Don Anderson, Darrell Downing, Mitch Mitchell, Bill Johnson, Bob Aldrich, Hoyt Hillman, and Michael Gisick present. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 3-1 (SUB2005-82) Approved, vote (7-0); Agenda Item 3-2 (SUB2006-09) Approved, vote (7-0);
Agenda Item 3-3 (SUB2006-04) Approved, vote (7-0); Agenda Item 4-1 (VAC2006-01) Approved, vote (7-0);
Agenda Item 4-2 (VAC2006-02) Approved, vote (7-0); Agenda Item 4-3 (VAC2006-03) Approved, vote (7-0);

- 3-1. **SUB 2005-82: Final Plat -- CONQUEST NORTH SECOND ADDITION**, located west of Hillside and on the north side of 27th Street North.

Engineer: Ruggles and Bohm, P.A.
Acreage: 15.17
Total Lots: 53

- 3-2. **SUB 2006-09: One-Step Final Plat -- LEGACY PARK WILSON ESTATES THIRD ADDITION**, located south of 21st Street North and west of Webb Road.

Engineer: MKEC Engineering Consultants, Inc.
Acreage: 4.93
Total Lots: 12

- 3-3. **SUB 2006-04: One-Step Final Plat -- NORTH SANITARY SEWER ADDITION**, located west of Meridian and south of 53rd Street North.

Engineer: Ruggles and Bohm, P.A.
Acreage: .92
Total Lots: 1

❖ **PUBLIC HEARINGS – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 4-1 to Items 4-3 may be taken in one motion, unless there are questions or comments.
Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 4-1. **VAC2006-01: Request to Vacate a Portion of a Platted Easement**, generally located north of Murdock Avenue, between Emporia and Topeka Avenues.
- 4-2. **VAC2006-02: Request to Vacate Platted Drainage and Utility Easement**, generally located southeast of Kellogg Avenue and 151st Street West.
- 4-3. **VAC2006-03: Request to Vacate Multiple Platted Easements**, generally located at the southwest corner of Central Avenue and Rock Road.

❖ **PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

- 5. Case No.: ZON2005-57
Request: Zone change from “SF-5” Single-family Residential to “NO” Neighborhood Office (*amended application*)
General Location: South of 21st Street North and west of Cranbrook
District Advisory Board: Two considered February 6, 2006
Presenting Planner: Jess McNeely
MAPC Deferred January 19, 2006
- 6. Case No.: ZON2005-60
Request: Sedgwick County Zone change from “SF-20” Single-family Residential to “MF-29” Multi-family Residential
General Location: East of Clifton, 1/2 mile north of 55th Street South
Presenting Planner: Scott Dunakey
- 7. Case No.: ZON2005-59
Request: Sedgwick County Zone change from “SF-20” Single-family Residential to “GC” General Commercial
General Location: North of 55th Street South and 1/2 mile east of Clifton
Presenting Planner: Bill Longnecker
- 8. Case No.: CUP2005-75 Associated with (ZON2005-61)
Request: The creation of DP-294 Clifton Heights Commercial Community Unit Plan; and Sedgwick County Zone change from “SF-20” Single-family Residential to “LC” Limited Commercial
General Location: On the northeast corner of 55th Street South and Clifton Avenue
Presenting Planner: Donna Goltry
- 9. Case No.: PUD2005-06 #22
Request: The creation of the Old English Manor Apartments
Planned Unit Development
General Location: South of 11th Street North, between Emporia and St. Francis
District Advisory Board: VI considered February 6, 2006
Presenting Planner: Dale Miller
- 10. Case No.: ZON2006-03

- Request: Zone change from “SF-5” Single-family Residential to “MF-18” Multi-family Residential
General Location: On the southeast corner of north 8th and Gilda
District Advisory Board: V considered February 6, 2006
Presenting Planner: Jess McNeely
11. Case No.: CON2006-01
Request: Conditional Use for Utility, Major on property zoned “SF-5” Single-family Residential
General Location: West of Meridian approximately 1/4 mile south of 53rd Street North
District Advisory Board: VI considered February 6, 2006
Presenting Planner: Scott Dunakey
12. Case No.: ZON2006-01
Request: Zone change from “SF-5” Single-family Residential to “TF-3” Two-family Residential
General Location: At the intersection of Boyd and Linder
District Advisory Board: V considered February 6, 2006
Presenting Planner: Jess McNeely
13. Case No.: ZON2006-02
Request: Zone change from “GO” General Office to to “LC” Limited Commercial
General Location: West of St. Paul Ave., and 75 feet south of Central
District Advisory Board: VI considered February 6, 2006
Presenting Planner: Scott Dunakey
14. Other matters/adjournment.

John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission